

MEMORANDUM

NOVEMBER 10, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT RUSH, SENIOR PROJECT MANAGER

SUBJECT: TENTATIVE DESIGNATION OF 103, 105 AND 126 FISHER AVENUE

SUMMARY: This memorandum requests that the Authority tentatively designate the Boston Indian Council, Inc. (BIC) of Boston, Massachusetts, as Redeveloper of three parcels of land located at 103, 105 and 126 Fisher Avenue in the Mission Hill section of Jamaica Plain, City of Boston, for the purpose of creating homeownership housing and preserving twenty-three (23) Single Room Occupancy units at 107 Fisher Avenue.

The Boston Indian Council (BIC), a non-profit organization, has been providing social services to Native Americans in the Greater Boston Area since 1970. The BIC fills a major gap as the only service organization which specifically addresses the culturally unique social issues faced by its clients. The BIC also increases the social service resources of the City of Boston by \$1.3 million dollars from federal and other sources.

The client population is approximately 5,000 Native Americans who are serviced by the following BIC programs: Employment and Training, Housing Assistance, Day Care, Food and Nutrition, and Health-related programs. The BIC property at 107 Fisher Avenue serves as a Single Room Occupancy (SRO) facility for its client population. The BIC also provides a valuable focal point for Boston's general cultural enrichment - art, music, and history.

The BIC has not always been able to realize its full service potential, however, due to a lack of sustained commitment from its funding sources. This has resulted in uncertain budget planning and an erosion of institutional confidence in the agency.

In recognition of the gravity of the agency's present position, at the October 26, 1988 Board meeting the Authority voted a \$200,000 grant to ensure the continued existence of affordable housing at 107 Fisher Avenue. This grant was contingent upon a recordable title restriction ensuring that 107 Fisher Avenue would continue to be used as an SRO facility for a period of not less than ten (10) years. At Board meeting, it was noted that an additional \$150,000 would be necessary in order to fully remedy the agency's financial distress.

The BIC proposal now before the Authority calls for the development of 8,114 sq. ft. on City-owned parcels 1220 and 1221 located at 103 and 105 Fisher Avenue along with 11,602 sq. ft. of land on BRA Parcel 1340 at 126 Fisher Avenue. It is proposed that ten (10) units of homeownership housing be developed on these sites. The profit from this development would meet the remaining \$150,000 shortfall, thereby preserving the existing twenty-three (23) units of SRO housing at 107 Fisher Avenue.

The Authority is being asked to participate in this remedial action in three basic ways:

- 1) accept title to parcels 103 and 105 Fisher Avenue (a.k.a. parcels 1220 and 1221 respectively); and
- 2) assist BIC in finding a co-developer to participate in the project; and
- 3) tentatively designate the BIC as Redeveloper of BRA Parcel 1340 at 126 Fisher Avenue.

Therefore, it is recommended that the Authority accept title to 103 and 105 Fisher Avenue in the Mission Hill section of Jamaica Plain section of Boston from the City of Boston, and tentatively designate the Boston Indian Council as Redeveloper of 103, 105 and 126 Fisher Avenue for the purpose of developing ten (10) condominium units in a joint venture with a private developer yet to be named, in order to satisfy BIC outstanding indebtedness and preserve 107 Fisher Avenue as an affordable SRO facility.

An appropriate resolution is attached:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE
TENTATIVE DESIGNATION OF 103, 105 AND 126 FISHER AVENUE LOCATED
IN JAMAICA PLAIN, CITY OF BOSTON.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Boston Indian Council (BIC) has expressed an interest and submitted a satisfactory proposal for the development of 103, 105 and 126 Fisher Avenue in Jamaica Plain; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the Authority intends to accept the transfer of 103 and 105 Fisher Avenue to the Authority from the City of Boston:

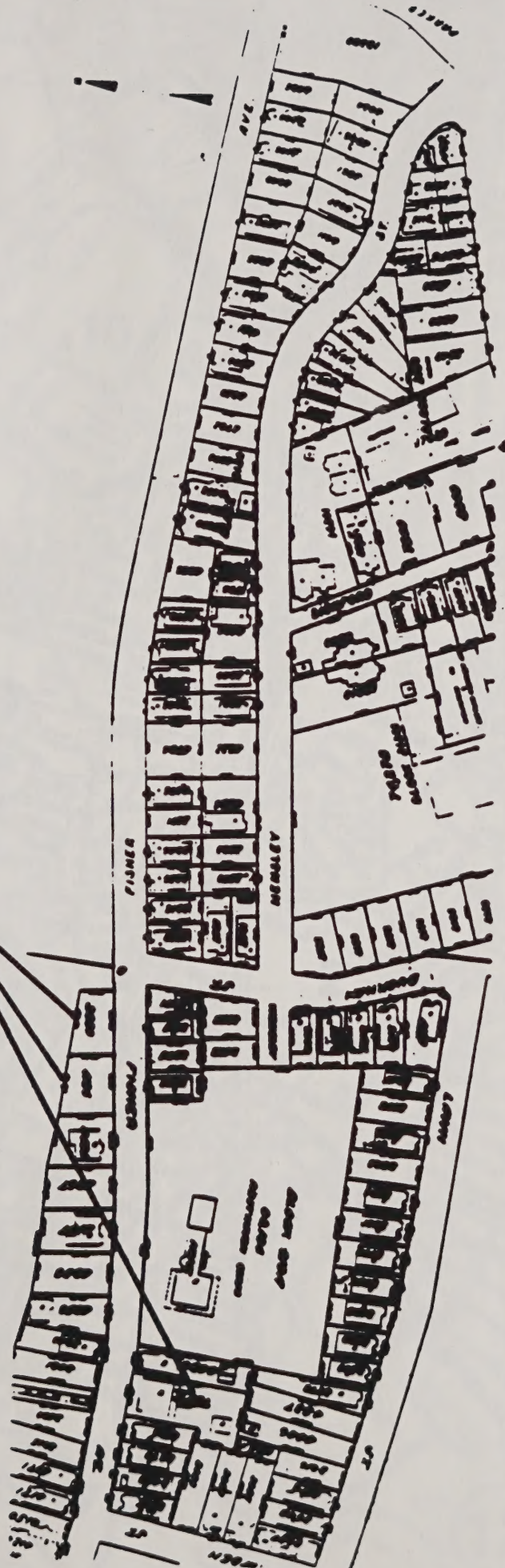
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Boston Indian Council (BIC) be and hereby is tentatively designated as Redeveloper of 103, 105 and 126 Fisher Avenue in Jamaica Plain, Boston, subject to:
 - (a) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended:
 - (b) Acquisition by the Authority of 103 and 105 Fisher Avenue, Jamaica Plain with marketable title:
 - (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and

(iv) Proposed development and construction schedules.

2. That disposal of said 103, 105 and 126 Fisher Avenue by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute a Land Disposition Agreement conveying 103, 105 and 126 Fisher Avenue, Jamaica Plain to the Redeveloper, said documents to be in the Authority's usual form, including such additional terms as the Director deems appropriate and in the best interests of the Authority.
5. That the Redeveloper be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

SITE
LOCATIONS



SITE
LOCATION

